

**UTAH FAIR HOUSING ACT AMENDMENTS**

2014 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Gage Froerer**

Senate Sponsor: \_\_\_\_\_

**LONG TITLE**

**General Description:**

This bill modifies the Utah Fair Housing Act.

**Highlighted Provisions:**

This bill:

- ▶ addresses a property owner's or a manager's right to not enter into certain agreements or participate in certain government programs; and
- ▶ makes technical amendments.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:

**57-21-4**, as last amended by Laws of Utah 1993, Chapter 114

*Be it enacted by the Legislature of the state of Utah:*

Section 1. Section **57-21-4** is amended to read:

**57-21-4. Conduct and requirements excluded -- Defenses.**

(1) Except as provided in Subsection **57-21-5(4)**, this chapter does not:

(a) require ~~any~~ a person to exercise a higher degree of care toward a person who has a



28 disability than toward a person who does not have a disability;

29 (b) relieve [~~any~~] a person of obligations generally imposed on all persons regardless of  
30 disability in a written lease, rental agreement, contract of purchase or sale, mortgage, trust  
31 deed, or other financing agreement; or

32 (c) prohibit [~~any~~] a program, service, facility, or privilege intended to habilitate,  
33 rehabilitate, or accommodate a person with a disability.

34 (2) It is a defense to a complaint or action brought under this chapter that the  
35 complainant has a disability that, in the circumstances and even with reasonable  
36 accommodation, poses a serious threat to the health or safety of the complainant or others. The  
37 burden of proving this defense is upon the respondent.

38 (3) Nothing in this chapter requires a property owner or manager to:

39 (a) sign an agreement with a third party entity;

40 (b) participate in a government program; or

41 (c) work with a specific housing authority.

---

---

**Legislative Review Note**

**as of 1-30-14 9:10 AM**

**Office of Legislative Research and General Counsel**